



Town of Uxbridge
Zoning Board of Appeals
21 So. Main St.
Uxbridge, MA 01569
(508) 278.8603

AGENDA

The Uxbridge Zoning Board of Appeals will hold a regular meeting on Wednesday, December 6, 2006, at 7:00 PM in the B.O.S. Meeting Room, Uxbridge Town Hall, 21 So. Main St., Uxbridge, MA 01569.

PUBLIC HEARING(S) NEW

FY07-12: The applicants / owners of record, Denver and Doris Savage, are seeking an appeal of a ruling of the Zoning Enforcement Officer or Zoning Inspector, in order to build, in the FLOOD PLAIN DISTRICT, a 16 ft. x 16 ft. addition onto an existing house located at 141 Old Millville Rd., Uxbridge, MA, shown on the Town of Uxbridge Assessor's Map 40, Parcel 778, and recorded in the Worcester County District Registry of Deeds' Bk. 6242, Pg. 361.

FY07-13: The applicant / owner of record, Patricia Johnston, is seeking, in the Residence C Zone, an Area Variance of 24,468 sq. ft. from the 43,560 sq. ft. Area requirement and a Rear Setback Variance of 23.2 ft. from the 40 ft. Rear Setback requirement in order to construct a 20 ft. x 60 ft. single family dwelling with an attached garage, on a pre-existing, non-conforming lot located at 85 East St., Uxbridge, MA, shown on the Town of Uxbridge Assessor's Map 31, Parcel 2825, and recorded in the Worcester County District Registry of Deeds' Bk. 36111, Pg. 355.

FY07-14: The applicants / owners of record, Michael A. and Suzie B. Nolin, are seeking, in the Agricultural Zone, a Frontage Variance of 100 ft. from the 300 ft. Frontage requirement in order to construct a 26 ft. x 53 ft. pole building and to raze an existing building, on a pre-existing, non-conforming lot located at 196 West St., Uxbridge, MA, shown on the Town of Uxbridge Assessor's Map 27, Parcel 625, and recorded in the Worcester County District Registry of Deeds' Bk. 17706, Pg. 128.

FY07-15: The applicants / owners of record, Richard and Tina Harpin, are seeking, in the Agricultural Zone, an Area Variance of .98 acres from the 2 acre Area requirement and a Frontage Variance of 90 ft. from the 300 ft. Frontage requirement in order to construct a 20 ft. x 40 ft. 2nd story addition to the existing house, on a pre-existing, non-conforming lot located at 248 Glendale St., Uxbridge, MA, shown on the Town of Uxbridge Assessor's Map 54, Parcel 2617, and recorded in the Worcester County District Register of Deeds' Bk. 13968, Pg. 379.

FY07-16: The applicants / owners of record, David and Cheryl Morin, intend to combine the following parcels which are pre-existing, non-conforming lots in the Agricultural Zone: Town of Uxbridge Assessor's Map 45, Parcel 1017 (Worcester County District Registry of Deeds' Bk. 18560, Pg. 47), Town of Uxbridge Assessor's Map 45, Parcel 968 (Worcester County District Registry of Deeds' Bk. 18285, Pg. 216), and Town of Uxbridge Assessor's Map 39, Parcel 4883 (Worcester County District Registry of Deeds' Bk. 18285, Pg. 216) in order to create one lot with the required 300 ft. of frontage in the Agricultural Zone and one lot with 150 ft. of frontage in the Agricultural Zone which will require a Variance of 150 ft. to construct one single family dwelling on the proposed conforming lot and one single family dwelling on the proposed non-conforming lot said lots located at 89 Aldrich St. (7.49 acres) with 300 ft. of frontage and 101 Aldrich St. (17.53 acres) with 150 ft. of frontage.

CONTINUED / NEW / OTHER BUSINESS

- Discussion of Atty. Gerald A. Lemire's 11/16/06 Email to Jill Myers & Julie Woods; C. A. Brodeur's 11/20/06 Email Response; Ernie Esposito's 12/01/01 Email Comments
- Review Mail (1 letter)
- Vote to Accept and Endorse 11/01/06 ZBA Meeting Minutes
- Review and Sign Invoices, if any

Respectfully submitted,

Ernie Esposito, Chairman
Uxbridge Zoning Board of Appeals